

THIRD AMENDMENT TO LEASE AGREEMENT

This THIRD AMENDMENT TO LEASE AGREEMENT is entered into this 8th day of February, 1996, by and between MONTGOMERY COUNTY, MARYLAND, a body corporate and politic (hereinafter referred to as "Lessor" or "County") and the STATE OF MARYLAND (hereinafter referred to as "Lessee" or "State").

WITNESSETH:

1. The County and State entered into a certain Lease Agreement dated August 7, 1984 for the lease of certain County property located within the City of Rockville commonly known as a part of Parcel N336 as shown on Tax Map GR342 at Grid GR32 with an address of 27 Courthouse Square, Rockville, Maryland and as more particularly shown on Exhibit A to the Lease Agreement (hereinafter referred to as the "Leased Premises"), for the operation of a District Court of Maryland for Montgomery County.
2. The Mayor and Council of Rockville (hereinafter referred to as the "City") has approved a redevelopment plan for the town center of the City of Rockville which contemplates the construction of a new street grid, reconstruction of certain existing City streets and the construction of a new municipal park adjacent to the Leased Premises.
3. The redevelopment plan includes the reconstruction and realignment of Courthouse Square which is a City street along the northern boundary of the Leased Premises the reconstruction and realignment of which requires the use of approximately 3310 square feet of unimproved property within the Leased Premises for additional right of way for the City street (hereinafter referred to as the "Withdrawn Area").
4. The City has requested a right of entry from the County to permit construction of the street improvements, and the disposition and transfer of the Withdrawn Area from the County to the City for such purposes.
5. The County has requested that the State enter into a lease amendment deleting the Withdrawn Area from the Leased Premises to permit the entry, disposition and transfer of the Withdrawn Area and the State is willing to enter into an amendment for such purposes.

NOW, THEREFORE, the Lessor and Lessee, in consideration of the benefits each party will derive from the redevelopment of the Rockville Town Center and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do mutually agree that the Lease Agreement is amended and modified as follows:

1. The description of the Leased Premises in Paragraph 1 of the Lease Agreement and outlined in red on Exhibit A attached thereto, is hereby amended by the deletion of that certain real property containing 3310 square feet more or less (the "Withdrawn Area") as more fully described in Exhibit B, attached hereto and incorporated herein. The Leased Premises shall hereinafter include the real property and improvements outlined in bold black on Exhibit A-1 attached hereto and incorporated herein, which Exhibit A-1 shall supersede and replace the Exhibit A attached to the Lease Agreement.

2. Except as expressly modified and amended by this Amendment to Lease Agreement, all of the terms, covenants and conditions of the Lease as previously amended by the First and Second Amendments to the Lease Agreement are ratified and affirmed and shall be and remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have duly executed this Amendment to Lease Agreement.

Witness:

Catherine Nesbitt

LESSOR:

MONTGOMERY COUNTY, MARYLAND

by [Signature] (SEAL)

Date: 12/12/95

Recommended by:

[Signature]

Date: 12-4-95

Approved as to form and legality:

[Signature]
Assistant County Attorney
County Attorney's Office

Date: 12-5-95

Witness:

By: [Signature]

LESSEE:

STATE OF MARYLAND

DISTRICT COURT OF MARYLAND

By: [Signature]
Chief Administrative Judge

Date: 1/19/96

Witness:

By: [Signature]

OFFICE OF THE PUBLIC DEFENDER

By: [Signature]
Public Defender

Date: 2/2/96

Witness:

DEPARTMENT OF JUVENILE JUSTICE

By: Angelo N. Lebutis

By: [Signature]
Director Juvenile Justice

Date: 2/8/96

Witness:

~~DEPARTMENT OF PUBLIC SAFETY~~

By: _____

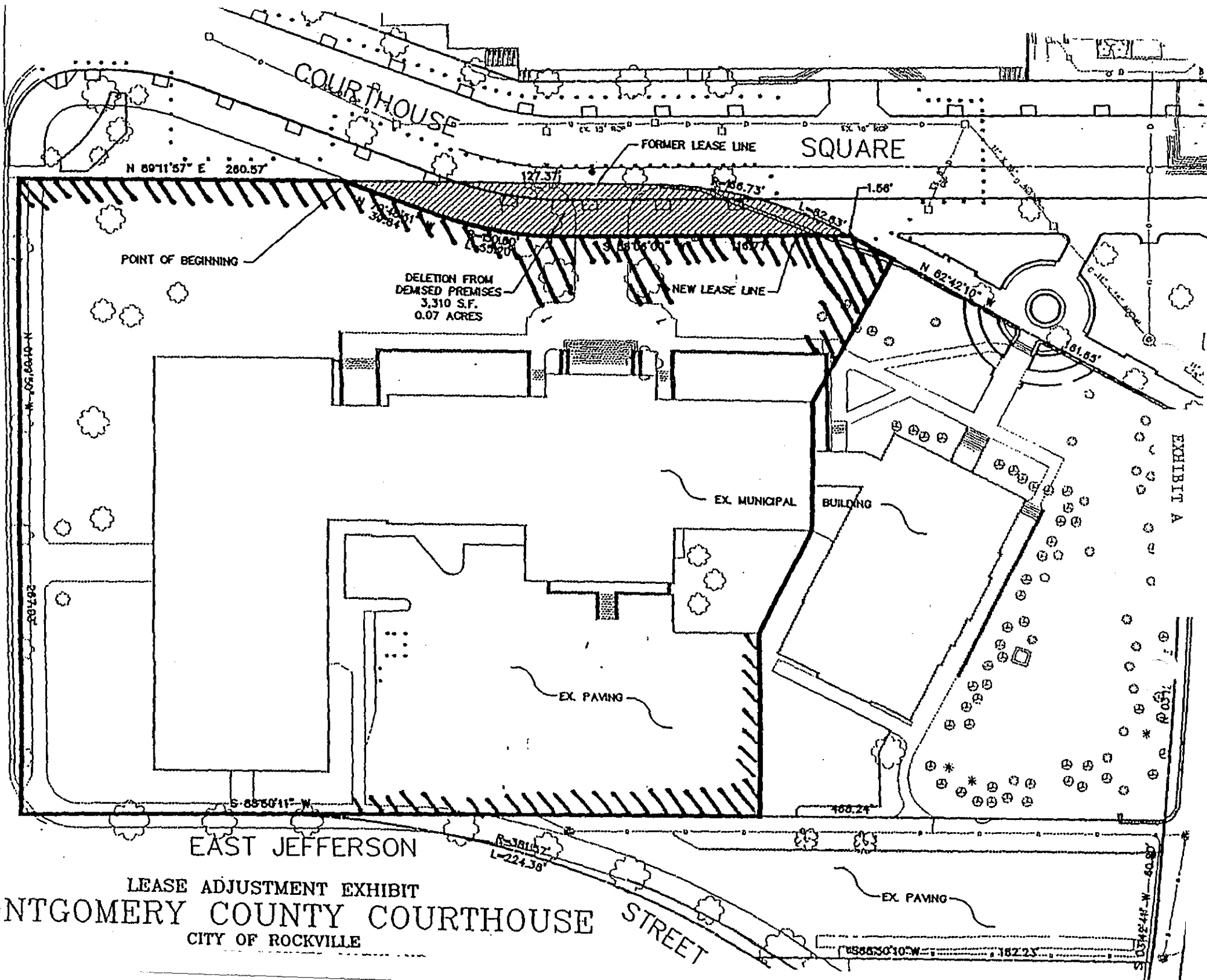
~~By: _____
Deputy Secretary
Department of Public Safety
and Correctional Services~~

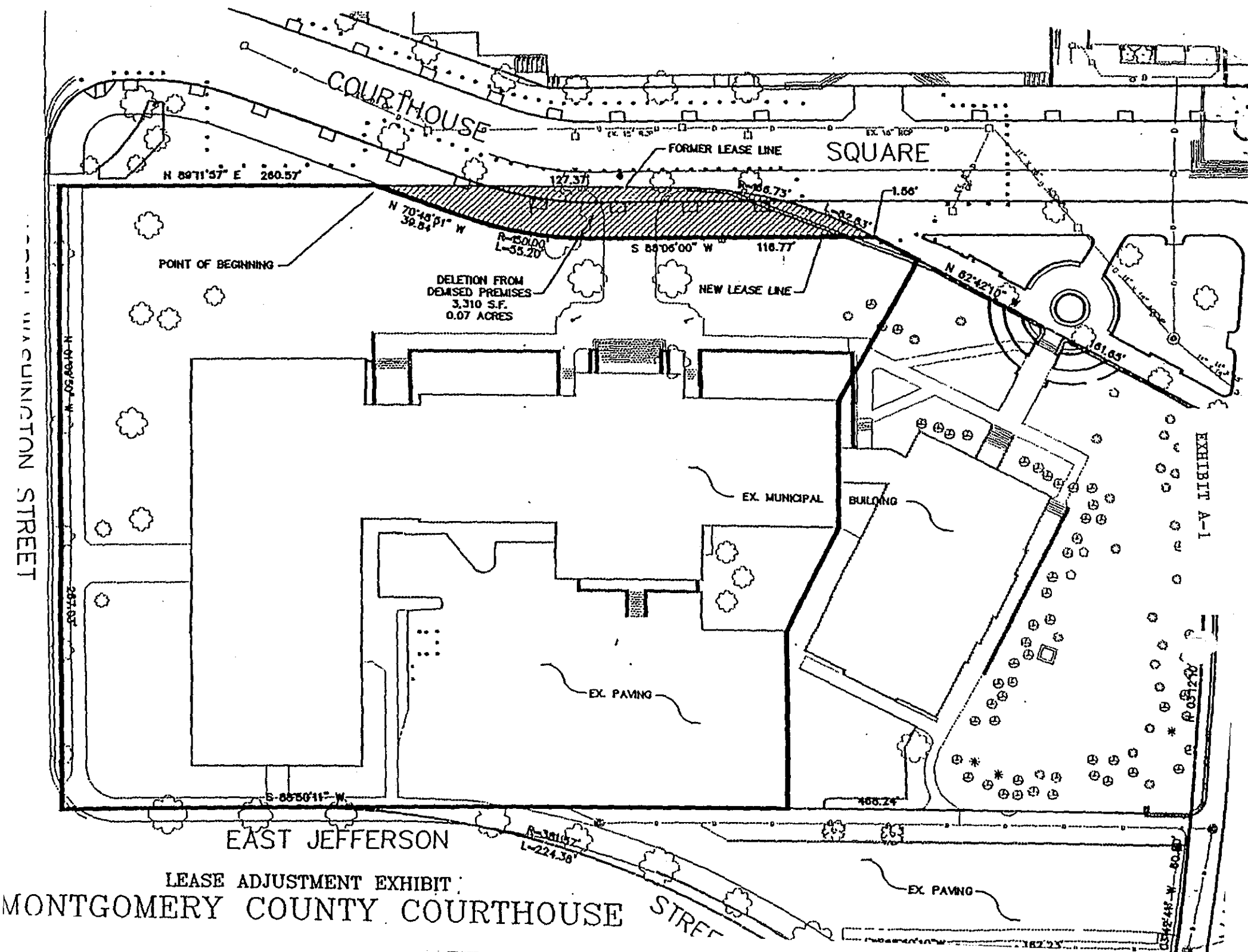
~~Date: _____~~

This Lease Amendment is hereby approved for form and legal sufficiency by M. J. Dausch III Staff Assistant Attorney General, on the 13th day of February, 1996.

[Signature]

LEASE ADJUSTMENT EXHIBIT
MONTGOMERY COUNTY COURTHOUSE
CITY OF ROCKVILLE





SCHEDULE "A"

LEASE ADJUSTMENT AREA

PART OF LIBER 498, FOLIO 244

Being a parcel of land located in the City of Rockville, Montgomery County, Maryland and being part of the land conveyed by Albert M. Bovic, Administrator C.T.A. of John T. Vison to Montgomery County, Maryland, by a deed as recorded among the land Records of Montgomery County, Maryland in Liber 498 at Folio 244, and being more particularly described as follows:

Beginning at a point North $89^{\circ}11'57''$ East 132.14 feet from the northwesterly corner of the said conveyance, then continuing with said line

1. North $89^{\circ}11'57''$ East, 127.37 feet to a point, then
2. 82.83 feet along the arc of a curve to the right, having a radius of 166.73 feet and a chord bearing and length of South $76^{\circ}56'02''$ East, 81.98 feet, then
3. South $62^{\circ}42'10''$ East, 1.56 feet to a point, then crossing to include a part of said conveyance
4. South $88^{\circ}06'00''$ West, 116.77 feet to a point, then
5. 55.20 feet along the arc of a curve to the right, having a radius of 150.00 feet and a chord bearing and length of North $81^{\circ}21'25''$ West, 54.89 feet to a point, then

6. North $70^{\circ}48'51''$ West, 39.84 feet to the point of beginning; containing a computed area of 3,310 square feet or 0.07599 of an acre of land.